

MAR 23 1999

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 2 TO LEASE NO. GS-11B-70315	DATE
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ADDRESS OF PREMISES Judiciary Center
 555 4th Street, NW
 Washington, D.C. 20001

THIS AGREEMENT, made and entered into this date by and between

whose address is: 555 Fourth Street Associates
 Woodmark Real Estate Services, Inc.
 555 4th Street, NW
 Suite 1200
 Washington, D.C. 20036

Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.
 NOW THEREFORE, these parties for the considerations hereinafter covenant and agree that the said lease is hereby amended effective 01-Jan-99 as follows:

Issued to reflect the operating cost escalation provided for in the basic lease agreement.

Base (CPI-W-U.S. City Avg)	December	1997	158.2
Corresponding Index	December	1998	160.7
Base Operating Cost Per Lease			(b) (4)
% Increase in CPI-W			0.015802781
Annual Increase In Operating Cost			(b) (4)
Less Previous Escalation Paid			\$ -
Annual Increase In Operating Cost Due Lessor			(b) (4)

Effective 01-Jan-99, the annual rent is increased by \$ (b) (4)

The new annual rent is \$ 11,166,334.41 payable at the rate of \$ 930,527.87 per month.

The rent check shall be made payable to:

555 Fourth Street Associates
 Sumimoto Bank Ltd. Acct. (b) (4)
 555 4th Street, NW
 One World Trade Center, Suite 9549
 New York - Manhattan, NY 10048

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: 555 Fourth Street Associates

BY _____
 (Signature) _____ (Title)

IN THE PRESENCE OF _____

 (Signature) _____ (Address)

UNITED STATES OF AMERICA

BY (b) (6) _____
 (Signature) _____

Contracting Officer, GSA, NCR, PBS, PARS
 (Official Title)